

145.0

0010

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

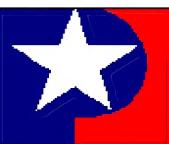
585,000 / 585,000

USE VALUE:

585,000 / 585,000

ASSESSED:

585,000 / 585,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WALL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BRENNAN RICHARD/TRUSTEE &	
Owner 2: NAVICKAS SOPHIA/INDIV & TRUSTEE	
Owner 3: ANTHONY COCONIDES TRUST 1999	

Street 1: 56 JUNIPER RD

Street 2:

Twn/City: BELMONT

St/Prov: MA Cntry: Own Occ: N

Postal: 02478 Type:

PREVIOUS OWNER

Owner 1: COCONIDES ANTHONY & ESTHER -

Owner 2: -

Street 1: 715 CONCORD TURNPIKE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,937 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1921, having primarily Wood Shingle Exterior and 1057 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5937		Sq. Ft.	Site		0	80.	0.96	9			Access	-5					454,565						454,600	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							5937.000		129,600		800		454,600		585,000							
Total Card							0.136		129,600		800		454,600		585,000		Entered Lot Size					
Total Parcel							0.136		129,600		800		454,600		585,000		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT									Parcel ID		PAT ACCT.												ASR Map:			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Grantor		Legal Ref		Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes	PRINT		
2020	101	FV	129,600	800	5,937.	454,600	585,000	585,000	Year End Roll	12/18/2019	COCONIDES ANTHO	64928-138	2/19/2015	Family		70,312	No	No	Louis Coconides deed his 25% to Sophia Navick							
2019	101	FV	133,600	900	5,937.	426,200	560,700	560,700	Year End Roll	1/3/2019	COCONIDES ANTHO	64928-135	2/19/2015	Estate/Div			No	No								
2018	101	FV	133,600	0	5,937.	352,300	485,900	485,900	Year End Roll	12/20/2017	COCONIDES ANTHO	64928-121	2/19/2015	Estate/Div			No	No								
2017	101	FV	133,600	0	5,937.	323,900	457,500	457,500	Year End Roll	1/3/2017		20143-405	10/1/1989				99	No	No	Anthony Coconides ddd 5/3/13						
2016	101	FV	133,600	0	5,937.	295,500	429,100	429,100	Year End	1/4/2016																
2015	101	FV	117,200	0	5,937.	289,800	407,000	407,000	Year End Roll	12/11/2014																
2014	101	FV	117,200	0	5,937.	269,300	386,500	386,500	Year End Roll	12/16/2013																
2013	101	FV	117,200	0	5,937.	256,300	373,500	373,500		12/13/2012																

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
4/19/2018		MEAS&NOTICE							HS	Hanne S													
2/2/2009		Meas/Inspect							372	PATRIOT													
11/1/2000		Inspected							264	PATRIOT													
12/2/1999		Mailer Sent																					
11/17/1999		Measured							268	PATRIOT													
1/1/1982									CS														
		Sign:	VERIFICATION OF VISIT NOT DATA																				

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type:	2 - Bungalow			Full Bath:	1	Rating:	Average	NO HEADROOM 75% OF BMT/LEDGE IN BMT.														
Sty Ht:	1 - 1 Story			A Bath:		Rating:																
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																
Frame:	1 - Wood			1/2 Bath:		Rating:																
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																
Sec Wall:		%		OthrFix:		Rating:																
Roof Struct:	2 - Hip			OTHER FEATURES																		
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average															
Color:	WHITE			A Kits:		Rating:																
View / Desir:				Fapl:	1	Rating:	Average															
GENERAL INFORMATION				WSFlue:		Rating:																
Grade:	C- - Average. (-)			CONDOS INFORMATION																		
Year Blt:	1921	Eff Yr Blt:		Location:																		
Alt LUC:		Alt %:		Total Units:																		
Jurisdct:		Fact:	.	Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION								REMODELING				RES BREAKDOWN						
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%									Exterior:		No Unit	RMS	BRS	FL	
Prim Int Wall:	2 - Plaster			Functional:			%									Interior:		1	6	2		
Sec Int Wall:		%		Economic:	L - Location	5.0	%									Additions:						
Partition:	T - Typical			Special:			%									Kitchen:						
Prim Floors:	3 - Hardwood			Override:			%									Baths:						
Sec Floors:	4 - Carpet	25	%	Total:	34.45	%										Plumbing:						
Bsmnt Flr:	12 - Concrete			CALC SUMMARY								Electric:										
Subfloor:				Basic \$ / SQ:	90.00											Heating:						
Bsmnt Gar:				Size Adj.:	1.35000002											General:						
Electric:	3 - Typical			Const Adj.:	1.00739920											Totals						
Insulation:	2 - Typical			Adj \$ / SQ:	122.399											1	6	2				
Int vs Ext:	S			Other Features:	62500											COMPARABLE SALES						
Heat Fuel:	1 - Oil			Grade Factor:	0.90											Rate	Parcel ID	Typ	Date	Sale Price		
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																	
# Heat Sys:	1			NBHD Mod:												WtAv\$/SQ:		AvRate:		Ind.Val		
% Heated:	100	% AC:		LUC Factor:	1.00																	
Solar HW:	NO	Central Vac:	NO	Adj Total:	197697											Juris. Factor:			Before Depr:	110.16		
% Com Wall:		% Sprinkled:		Depreciation:	68107											Special Features:	0		Val/Su Net:	71.44		
				Deprecated Total:	129590											Final Total:	129600		Val/Su SzAd:	122.61		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:		PARCEL ID								
SPEC FEATURES/YARD ITEMS												145.0-0010-0001.0				IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		AssessPro Patriot Properties, Inc			
19	Patio	D	Y		111X24	A	AV	2000	3.67	T	15.2	101			800		800					
More: N	Total Yard Items:	800		Total Special Features:					Total:	800												